

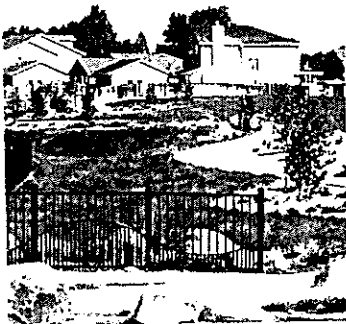
DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
Division of Housing Policy Development
P.O. Box 952053
Sacramento, California 94252-2053



City of Pasadena
Attn: William Tremble, Sr. Planner
175 N. Garfield Ave.
Pasadena, CA 91109-7215



DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
Division of Housing Policy Development
P.O. Box 952053
Sacramento, California 94252-2053



Thank you for submitting the annual progress report on
your jurisdiction's housing element for the period of

01 2005

The report was received by the department on

December 29, 2006

Submission of the annual progress report satisfies one of
the eligibility requirements for the Department's Workforce
Housing Reward Program.

If you have any questions or would like additional
information on the Workforce Housing Reward Program,
please contact us at (916) 445-4728 or visit our website at
www.hcd.ca.gov/fa/whrp.

AED

AG-D #1
12/29/069

**Annual Progress Report
on
Implementation of the 2000-2005 Housing Element
General Plan Report Requirement Pursuant to
Section 65400 of the Government Code**

Jurisdiction: City of Pasadena

Address: Permit Center
175 North Garfield Avenue
Pasadena, California 91109-7215

Contact: William Trimble, Senior Planner, Planning and Development

Phone: 626/744-6774

Email: btrimble@cityofpasadena.net

Report Period: July 1, 2005 through December 31, 2005 (For the calendar year January through December 2005 in its entirety, this report should be read in combination with the prior annual report, for the period from July 1, 2004 through June 30, 2005.)

Date Submitted: December 29, 2006 (email)

Progress in Meeting Regional Housing Need

Number of new housing permits issued during Report Period: 150

Affordability by Income Level of units with building permits issued during Report Period (reporting *only* units subject to restricted incomes and cost or rent):

Very Low Income	0
Low Income	0
Moderate Income	11

Comparison with Regional Housing Need Allocation:

<i>Income Level</i>	<i>Regional Housing Needs Allocation, January 1998 through June 2005</i>	<i>City of Pasadena Permits Issued, July 2004 through June 2005</i>
<i>Total Units</i>	1,777 Units	150 Units
<i>Very Low Income</i>	462 Units	0 Units
<i>Low Income</i>	284 Units	0 Units
<i>Moderate Income</i>	338 Units	11 Units

<i>Above Moderate Income</i>	693 Units	139 Units
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Effectiveness of the City in attaining Housing Element goals and objectives

<i>Housing Program</i>	<i>Implementation and Effectiveness, July 2005 through December 2005</i>
#1 Code Enforcement Program	
Citywide Code Enforcement	Conducted 829 inspections based on complaints; plus 628 proactive inspections
Emergency Enforcement Programs	Continued initiation of residential property cases, including CRASH cases and Nuisance Abatement Program cases
#2 Housing Inspection Programs	
Occupancy Inspection Program	Conducted 1,245 occupancy inspections for sale of housing units
Quadrennial Inspection Program	Conducted 2,474 regular quadrennial inspections of multifamily units
Lead-Based Paint Program	Stabilized lead-based paint in total of 13 houses
#3 Neighborhood Improvement Program	
Neighborhood Revitalization Program	No new NRP areas initiated during Report Period
Neighborhood Impact	Administered by Pasadena Neighborhood Housing Services: Completed 2 housing rehabilitation loan projects; 6 free paint-up projects; and 9 minor/emergency home repair activities
Neighborhood Organizations	Provided information regularly to 93 neighborhood associations and offered support services
#4 Historic Preservation	
Historic Preservation	Reviewed exterior alterations, additions, and rehabilitation of structures in 15 residential landmark districts and 9 National Register districts according to the Secretary of the Interior's Standards and the Design Guidelines for Historic Districts in the City of Pasadena, adopted in 2002
Heritage Housing Partners Program	Historic rehabilitation of 2 units, including one moderate income and one workforce income, at 171 Carlton; in architectural planning stage
Historic Incentives	Executed Mills Act contracts for 13 single-family residences; adopted incentives for historic preservation in revised Zoning Code (Pasadena Municipal Code 17.62.130)
#5 Rehabilitation Loan Programs	

Homeowner Residential Rehabilitation	No activity during Report Period
Multifamily Rental Rehabilitation	Approved loan for electrical improvements in 44-unit rental project at 445 North Garfield Avenue
Maintenance Assistance to Homeowners (MASH)	Completed 12 house painting projects; clearance of brush from 29 yards; removal of over 70 tons of debris; 14 house repair jobs; and work experience for 71 program trainees
#6 Provision of Adequate Sites	
Land Use Element	Adopted Land Use Element Update in November 2004, with residential intensity standards for approximately 9,680 additional units, including densities up to 87 units per acre
Sites for Special Needs Housing	Continued to implement provisions for special needs housing in Zoning Code, revised February 2005
Specific Plan Caps	Continued exemption for qualified affordable housing units, unless specified otherwise in a specific plan, in Land Use Element Update, adopted in November 2004
#7 Regulatory and Financial Assistance	
Fee Waivers	Waived \$12,725 in plan check and permit fees and Construction Tax for 6 moderate-income units plus separate electrical
Regulatory Incentives	Continued to provide incentives described in the Housing Element; provided concessions/ incentives under SB 1818
Land Assemblage/Write Downs	<p><u>Trademark Homes:</u> Redevelopment agency acquired real property at 1350 N. El Molino in October 2005 for purpose of developing an 8-unit for-sale housing project (2 units, moderate-income affordable) with Trademark Development, LLC.</p> <p><u>Orange Grove Gardens:</u> Redevelopment agency acquired the project site in November 2004 for the purpose of developing a 38-unit affordable rental housing complex by nonprofit Los Angeles Community Design Center. Construction was in progress during the Report Period</p> <p><u>Heritage Square:</u> Redevelopment agency acquired the project site in January 2004 for the purpose of developing a mixed-use housing/commercial project, with the housing component being primarily affordable rental to seniors. A Request For Proposals document to solicit qualified developers/development proposals was under preparation during the Report Period.</p>
#8 Reduction of Governmental Constraints	

Revision of Garden Standards	Continued review of City of Gardens multifamily housing standards during Report Period, for revisions during 2006
Density Bonus Program	Issued permits for projects totaling 24 units, with density bonus for 5 moderate-income ownership units; implemented program under SB 1818
Recycling Program	Continued development of residential mixed-use projects on formerly commercial sites, primarily in Central District but also in other specific plan areas
#9 Affordable Housing Incentives	
Inclusionary Program	Issued building permits for 4 projects subject to Program requirements: one project including 6 onsite moderate-income units; 3 projects with in-lieu fees totaling \$518,213
Commercial Impact Fee	Provided analysis to Council prior to Report Period, with no action during Report Period
Northwest Pasadena Program	No new offering of American Communities Fund during Report Period
#10 Homebuyers Assistance Programs	
Citywide Homebuyers Club	Provided one-on-one counseling to 367 prospective homebuyers
Homeownership Opportunities Program	Determined 3 households eligible for HOP assistance
HomeKey Program	Discontinued program in 2002 due to interest rate for down payment funds that was high compared to conventional loan products
Mortgage Credit Certificate Program	Administered by the Los Angeles County Community Development Commission. No households were assisted under this Program during the 6-month reporting period.
Lease-Own Progra	The California Cities Home Ownership Authority discontinued operation of this program in Los Angeles County.
Section 8 Ownership Program	This program is contained in the Pasadena Community Development Commission's Rental Assistance Program Administrative Plan, which was approved by HUD. No households were assisted under this Program during the 6-month reporting period.
#11 Rental Assistance	
Housing Choice Vouchers	Issued 125 Housing Choice Vouchers during period Report Period; Currently, 1,294 housing units leased with HCV assistance, for a lease-up rate of 98%
HOME Rental Assistance	Provided 5 households with HOME tenant-based rental assistance. 15 households received HOME coupons.
Supportive Housing Assistance	Provided 72 individuals or families with transitional housing (50 units) and supportive services.
#12 Continuum of Care	

Emergency Shelter***	<p>Utilizing federal Emergency Shelter Grant (ESG) and local funds, 5 emergency shelter programs provided assistance during 2005-2006:</p> <ol style="list-style-type: none"> 1. <u>Emergency Homeless Response Program (EHRP)</u> – Sponsored by Ecumenical Council of Pasadena Area Churches - Assisted over 40 households due to loss of housing from the Hudson Avenue Apartment fire; provided emergency shelter in motels and case management services; coordinated services with other social service providers. 2. <u>Emergency Shelter Program (ESP)</u> – Sponsored by Ecumenical Council of Pasadena Area Churches - Assisted approximately 100 individuals; provided approximately 300 nights of shelter at local motels through use of motel vouchers. 3. <u>Sources: Job Training/Development Program</u> – Sponsored by Union Station Foundation enrolled 62 clients and provided job placement assistance to 34 clients; an additional 21 clients who had previously gone through the program were able to return and obtain employment again. 4. <u>Meals Program</u> – Sponsored by Union Station Foundation – Provided free meals twice daily to the City's very, low-income and homeless persons, approximately 64 meals served during this six-month period. Daily meals are served (breakfast/lunch) and information assistance and referral services are provided to local social service providers. 5. <u>Bad Weather Shelter (BWS)</u> – This project is sponsored by the Ecumenical Council of Pasadena Area Churches and a network local volunteer churches and agencies. Annually, the Pasadena Community Development Commission contributes to the financial support of this seasonal shelter (\$60,000). Dates of Operation annually: November 25 – March 31. The shelter is weather activated and is open during the cold and rainy season. The shelter was open for 3 nights and served 76 unduplicated persons with 114 "bed nights" of shelter.
Transitional Housing	Provided 72 individuals or families with transitional housing (50 units) with supportive services
Permanent Supportive Housing	Provided 24 individuals or families with permanent supportive housing (24 units).

#13 Preservation of Affordable Housing	
Preservation of At-Risk Units	Green Hotel Apartments: Negotiations underway with property owner for City to acquire deed restrictions and extend affordability period of 138 rental units for very low income seniors currently participating in the Section 8 rental subsidy program.
I-710 Freeway Expansion	Continued discussion
#14 Fair and Equal Housing Opportunity	
Fair Housing Services	Provision of Fair Housing counseling to local city residents by the Housing Rights Center. Over 952 Pasadena residents were served. 18 housing discrimination cases were opened. Housing Mediation services were also provided to resolve rental issues/problems between tenants and landlords.
Analysis Of Impediments To Fair Housing Choice	The Analysis Of Impediments was approved by the City in 2003, and is required to be conducted periodically. The next analysis is planned to be completed within the next three years.
SB520 Program	Analyzed prior to Report Period

Progress Toward Mitigating Governmental Constraints Identified in the Housing Element

Actions to Mitigate Identified Constraints:

- Actions during the Report Period related to mitigating governmental constraints are identified in the summary for Housing Element Programs: Program 8 – Revision of Gardens Standards

Yelena Kirsanova

From: Therese Weathers-Reyes
Sent: Tuesday, January 02, 2007 9:46 AM
To: Yelena Kirsanova
Subject: FW: Annual Housing Element Progress Report - City of Pasadena, 2005
Attachments: Annual_Report_04-05.doc; Annual_Report_705-1205_Final.doc

Another APR -- please print and create file.

HOUSING POLICY
DEVELOPMENT, HCD

JAN 2 2007

Thank you.

Therese Weathers-Reyes
Administrative Analyst
HCD/Housing Policy Development
(916) 323-3176

From: Trimble, Bill [mailto:btrimble@cityofpasadena.net]
Sent: Friday, December 29, 2006 4:04 PM
To: CA House
Cc: Bruckner, Richard; Williams, Brian; Poindexter, John
Subject: Annual Housing Element Progress Report - City of Pasadena, 2005

Attached is the annual progress report for the housing element of the City of Pasadena. Based on comments from HCD staff, the format follows that of the city's prior report to HCD, for July 2004 through June 2005, and the six-month period includes the remainder of the 2005 calendar year. The prior report is also attached.

For additional information, please contact Bill Trimble by email or at 626/744-6774. Thank you.

Bill Trimble

1/2/2007

AGD
12/29/06

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on
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Transitional Housing	Provided 72 individuals or families with transitional housing (50 units) with supportive services
Permanent Supportive Housing	Provided 24 individuals or families with permanent supportive housing (24 units).

Introduced by Senator Oropeza

December 4, 2006

An act to add Section 66474.12 to the Government Code, and to add Part 3.5 (commencing with Section 8510) to Division 5 of the Water Code, relating to flood control.

LEGISLATIVE COUNSEL'S DIGEST

SB 6, as introduced, Oropeza. Flood control.

(1) Existing law, the Subdivision Map Act, requires a local agency to include a specified condition in a tentative map that it is authorized to approve, relative to the availability of a sufficient water supply prior to completing a subdivision, authorizes a local agency to condition map approval on the making of public improvements, and authorizes a city or county to require an informational map or survey to be filed or recorded with a final or parcel map relating to flood hazard zones.

This bill would require the legislative body of a city or county, or the advisory agency, to the extent that the advisory agency is authorized by local ordinance to approve, conditionally approve, or disapprove a tentative map, or a parcel map for which a tentative map was not required, to include as a condition for approval or conditional approval of a tentative map or parcel map that the subdivision applicant have considered, as necessary, existing climate predictions regarding ocean levels.

The bill would establish a state-mandated local program by imposing that requirement on those entities of local government.

(2) Existing law provides state funds, upon appropriation, for the purpose of assisting local land-use planning to avoid or reduce future flood risks and damages.

This bill would require a state or local public entity that undertakes mapping and identification of flood risk to consider existing climate predictions regarding ocean levels.

(3) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

The people of the State of California do enact as follows:

1 SECTION 1. Section 66474.12 is added to the Government
2 Code, to read:

3 66474.12. The legislative body of a city or county, or the
4 advisory agency, to the extent that the advisory agency is
5 authorized by local ordinance to approve, conditionally approve,
6 or disapprove a tentative map, or a parcel map for which a tentative
7 map was not required, shall include as a condition for approval or
8 conditional approval of a tentative map or parcel map that the
9 subdivision applicant have considered, as necessary, existing
10 climate predictions regarding ocean levels.

11 SEC. 2. Part 3.5 (commencing with Section 8510) is added to
12 Division 5 of the Water Code, to read:

13

14 PART 3.5. FLOOD RISK MAPPING

15

16 8510. A state or local public entity that undertakes mapping
17 and identification of flood risk shall consider existing climate
18 predictions regarding ocean levels.

19 SEC. 3. If the Commission on State Mandates determines that
20 this act contains costs mandated by the state, reimbursement to
21 local agencies and school districts for those costs shall be made
22 pursuant to Part 7 (commencing with Section 17500) of Division
23 4 of Title 2 of the Government Code.

O

Steve Alexander

From: Jennifer Seeger
Sent: Tuesday, January 02, 2007 9:53 AM
To: Steve Alexander
Subject: Monitoring of Infill Parcel Locator contract

Steve – here's the summary of our phone call with Landis the week before Christmas:

- After encountering a lot of problems in address matching parcels & cleaning the data, they have completed doing so, and are preparing a comparison of the changes in the database from the 2004 data (city by city, co. by co.). Landis will send us this comparison the week of December 26th.
- Following that, also the last week of December, they are formatting the data to load it into the website parcel locator.
- In early January, Ahn will:
 - 1) add the Google-earth background to the parcel locator; and
 - 2) add information on the general plan designations, using the UCD database (now a couple years old) or possibly create a portal allowing local government users to add their own general plan overlay data.
- We should be able to test the site with these updates/upgrades by early February.

Please look for products or reporting on the following components of the contract on the dates indicated above: If we don't get something as indicated, please let us know promptly. Please also check at least weekly to ensure that the existing parcel locator website is operational, and if not, please promptly check with Heather and report status to both Linda and me.

This summary is in a file on the g drive: <G:\HPD\IURD\2006 Update\Project Status 12 20.doc>